



1. THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE COMMON BOUNDARY LINE BETWEEN LANDS OF SEAN AND SARAH STEBBINS AND LANDS OF PHILIP AND SUZANNE PARENT. BASED ON DEEDED DESCRIPTIONS AND ORTHO PHOTOS ONLY. NO FIELD WORK HAS BEEN COMPLETED AT THIS TIME BY BARNARD & GERVAIS, LLC.
2. THE ORTHO PHOTO SHOWN HEREON IS DATED MAY 10, 1962, AND WAS OBTAINED FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION. IT HAS BEEN SCALED AND FIT TO CURRENT ORTHO PHOTOS USING THE ROADS AND OTHER COMMON FEATURES.
3. THE AREA SHOWN AS "AREA FORMALLY USED BY LONGE" AND THE "AREA AS SHOWN ON SURVEY REFERENCE #1 AS BEING OWNED BY PARENT" HAVE BEEN REPORTED AS USED BY THE NEIGHBORING FARM BY VERBAL AGREEMENT OF PREVIOUS OWNERS. NO RECORDS WERE FOUND TRANSFERRING ANY RIGHTS OF EITHER AREA OR OF THE SAID AGREEMENT. IT IS RECOMMENDED THAT A WRITTEN AGREEMENT BE RECORDED AND AN ATTORNEY SHOULD BE CONSULTED. THERE IS A POSSIBILITY THAT UNWRITTEN RIGHTS MAY EXIST BUT HAVE NOT BEEN DETERMINED BY BARNARD & GERVAIS, LLC ON THIS PLAN.



1. "EASEMENT PLAT, RIVER CORRIDOR EASEMENT TO BE HELD BY THE VERMONT LAND TRUST OVER LANDS OF PHILIP & SUZANNE PARENT, SOUTHERLY OF VERMONT ROUTE 105 TOWN OF SHELDON, COUNTY OF FRANKLIN, STATE OF VERMONT" DATED SEPTEMBER 7, 2021 BY SETH KITTREDGE, L.S. PROVIDED BY GREG STEBBINS.

2. "RIGHT-OF-WAY AND TRACK MAP CENTRAL VERMONT RY. CO. OPERATED BY THE CENTRAL VERMONT RY. CO., SHEET V-8D/17, BY THE OFFICE OF VALUATION ENGINEER, ST. ALBANS, VERMONT, DATED JUNE 30, 1917.

PARCEL INFORMATION
OWNER: SEAN G. & SARAH A.
STEBBINS
VOL.141, PG.112
SPAN: 585-184-10468
PARCEL ID: 105-10299

DATE	DESCRIPTION	BY
REVISIONS		
	BARNARD & GERVAIS, LLC	
	Land Surveying Water & Wastewater Environmental Consulting	
167 Main Street, P.O. Box 820 Enochs Falls, VT 05450 Telephone: (802) 933-5168	10523 VT Route 116, P.O. Box 133 Hinsdale, VT 05461 Telephone: (802) 482-2597	PROJECT NO. 22044
LANDS OF		DATE: 05-02-2022
SEAN & SARAH STEBBINS		SCALE: 1" = 300'
10299 VT ROUTE 105, SHELDON, VERMONT		SURVEY: N/A
		DRAWN: AS
		CHECKED: MG
RECORD BOUNDARY SKETCH PLAN		DRAWING NO. <div style="font-size: 2em; font-weight: bold; text-align: center;">SP-1</div>
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input checked="" type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> FINAL LOCAL REVIEW
SHEET 1 OF 1		